

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FABYAN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	WU DEANNA L/ TRUSTEE		
Owner 2:	KIM C LAM IRREVOCABLE TRUST		
Owner 3:			
Street 1:	11 FABYAN ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	WU DEANNA L /TRUSTEE -		
Owner 2:	YANFAB TRUST -		
Street 1:	11 FABYAN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2208 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

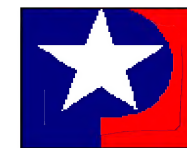
Total Card /

Total Parcel

711,600

711,600

711,600



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	59563	
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
4	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	SQ Returned	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
6/5/2013	Info Fm Prmt	EMK	Ellen K
5/15/2013	Info Fm Prmt	EMK	Ellen K
12/2/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _/_/_

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	312,600		399,000	711,600		59563
							GIS Ref
							GIS Ref
Total Card	0.115	312,600		399,000	711,600	Entered Lot Size	
Total Parcel	0.115	312,600		399,000	711,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	322.28	/Parcel:	322.28	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,600	0	5,000.	399,000	711,600		Year end	12/23/2021
2021	101	FV	303,900	0	5,000.	399,000	702,900		Year End Roll	12/10/2020
2020	101	FV	303,900	0	5,000.	399,000	702,900	702,900	Year End Roll	12/18/2019
2019	101	FV	228,000	0	5,000.	404,700	632,700	632,700	Year End Roll	1/3/2019
2018	101	FV	228,000	0	5,000.	302,100	530,100	530,100	Year End Roll	12/20/2017
2017	101	FV	228,000	0	5,000.	273,600	501,600	501,600	Year End Roll	1/3/2017
2016	101	FV	228,000	0	5,000.	262,200	490,200	490,200	Year End	1/4/2016
2015	101	FV	218,900	0	5,000.	222,300	441,200	441,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

